

WAC 458-53-100 County generated sales studies. (1) Sales data provided by county.

When sales data is provided to the department by counties in accordance with these rules and subject to audit by the department, the data shall be used by the department to determine the indicated real property ratio. The data provided shall be in the form of two reports, a report consisting of data from valid sales, and a report listing those sales deemed to be invalid.

(2) **Report of valid sales.** The county generated sales report consisting of data from valid sales shall include the following information for each valid sale:

- (a) The real estate excise tax affidavit number.
- (b) The parcel number(s), or other file identification number(s).
- (c) The date of sale.
- (d) The sale price of the transaction.
- (e) The sale price of the transaction reduced by one percent.
- (f) The land use code for the sale property.
- (g) The current assessed value on the county's assessment roll for the sale property.
- (h) A ratio determined by dividing the assessed value by the adjusted sale price (the adjusted sale price is the amount determined in (e) of this subsection).

(3) **Summary of valid sales data.** The county generated sales report shall also contain a summary of the sales information arranged according to land use categories and assessed value strata designated by the department for each county. The summaries for each stratum shall include:

- (a) The total number of sales;
- (b) The total assessed value of all sale property;
- (c) The total adjusted sale price for all sales;
- (d) The total average assessed value; and
- (e) The total average adjusted sale price.

(4) **Report of invalid sales.** The county generated sales report consisting of data from invalid sales shall include the following information for each invalid sale:

- (a) The real estate excise tax affidavit number.
- (b) The parcel number(s), or other file identification number(s).
- (c) The date of sale.
- (d) The sale price of the transaction.
- (e) The sale price of the transaction reduced by one percent.
- (f) The land use code for the sale property.
- (g) The current assessed value on the county's assessment roll for the sale property.
- (h) A ratio determined by dividing the assessed value by the adjusted sale price (the adjusted sale price is the amount determined in (e) of this subsection).
- (i) The appropriate numerical code (see WAC 458-53-080) or the matching description of the reason for determining that the sale was invalid. If numerical code number 27 is used, the reason for determining that the sale was invalid shall be described.

(5) **Sales report--When submitted.** The county generated sales report shall be submitted as soon as possible following the close of the assessment rolls on May 31st and, for sales of property involving new construction, as soon as possible following August 31st.

[Statutory Authority: RCW 84.08.010, 84.08.070 and 84.48.075. 96-05-002, ' 458-53-100, filed 2/8/96, effective 3/10/96. Statutory Authority: RCW 84.48.075 and 84.08.010(2). 89-09-021 (Order PT 89-5), ' 458-53-100, filed 4/12/89. Statutory Authority: RCW 84.48.075. 84-14-039 (Order PT 84-2), ' 458-53-100, filed 6/29/84; 83-16-050 (Order PT 83-2), ' 458-53-100, filed 8/1/83; 82-08-061 (Order PT 82-3), ' 458-53-100, filed 4/6/82; 79-11-029 (Order PT 79-3), ' 458-53-100, filed 10/11/79.]